

032.A

0002

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
771,100 / 771,100
771,100 / 771,100
771,100 / 771,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PALMER ST, ARLINGTON

OWNERSHIP		Unit #:	A
Owner 1:	MARTIN SPENCER M & JESSICA		
Owner 2:			
Owner 3:			

Street 1: 12A PALMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN A -

Owner 2: -

Street 1: 98 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8489																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	771,100			771,100		
Total Card	0.000	771,100			771,100	Entered Lot Size	
Total Parcel	0.000	771,100			771,100	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	432.47	/Parcel: 432.47	Land Unit Type:	

!16738!

PRINT

Date 12/30/21 Time 23:01:57

LAST REV

Date 12/03/21 Time 09:08:04

danam

16738

USER DEFINED

Prior Id # 1: 22326

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	77652-354	2	4/30/2021		812,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			A Bath:	Rating:																			
Sty Ht: 1 - 1 Story				3/4 Bath: 1	Rating: Average																							
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																							
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Average																							
Frame: 1 - Wood				A HBth:	Rating:																							
Prime Wall: 4 - Vinyl				OthrFix:	Rating:																							
Sec Wall:	%																											
Roof Struct: 3 - Gambrel																												
Roof Cover: 1 - Asphalt Shgl																												
Color: BROWN																												
View / Desir:																												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH																
Grade: C+ - Average (+)				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																		
Year Blt: 1930	Eff Yr Blt: 2020			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																			
Alt LUC:	Alt %:			Frpl:	Rating:			Other																				
Jurisdict: G22	Fact: .			WSFlue:	Rating:			Upper																				
Const Mod:								Lvl 2																				
Lump Sum Adj:								Lvl 1																				
								Lower																				
								Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1																
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL																
Prim Int Wal: 2 - Plaster				Total Units:				Interior:	1	7	3	1																
Sec Int Wall:	%			Floor: 1 - 1st Floor				Additions:																				
Partition: T - Typical				% Own: 50.000000000				Kitchen:																				
Prim Floors: 3 - Hardwood				Name:				Baths:																				
Sec Floors:	%							Plumbing:																				
Bsmnt Flr: 12 - Concrete								Electric:																				
Subfloor:								Heating:																				
Bsmnt Gar:								General:																				
Electric: 3 - Typical																												
Insulation: 1 - Typical																												
Int vs Ext:																												
Heat Fuel: 1 - Oil																												
Heat Type: 5 - Steam																												
# Heat Sys: 1																												
% Heated: 100	% AC: 100																											
Solar HW: NO	Central Vac: NO																											
% Com Wal	% Sprinkled																											
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID								SUB AREA																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
																		GLA	Gross Liv Ar	1,783	358.640	639,448						